1 @ 16.00

AFFIDAVIT OF ADVERSE POSSESSION

20190320000089660 1/1 $15.00
Shelby Cnty Judge of Probate, AL
03/20/2019 01:21:59 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public, on this day personally appeared **James A. Yearty, Jr. and Terri S. Yearty** (Affiants), who, being by me duly sworn, made the following statements and hereby aver and avow that they are true:

Our names are **James A. Yearty, Jr. and Terri S. Yearty** and we are the owners of property located at **4469 South Shades Crest Road, Helena, AL 35022 aka 4469 South Shades Crest Road, Bessemer, AL 35023**.

We are of sound mind and capable of making this affidavit. We are personally acquainted with the facts stated herein.

We received that certain property referenced above which said property is more particularly described in Instrument Number 1999-24745, Probate Office, Shelby County, Alabama and which said property is a part of Lot 1, Yearty's Survey, as recorded in Map Book 39, Page 2, aforesaid records.

We hereby swear and affirm that we have owned and occupied said property actual and exclusive, continuous, and hostile to other parties and adversely to the exclusion of all others. We have received no notification, nor are we aware of any pending lawsuit concerning encroachments, easements, boundary line disputes or the like. Said property is being maintained including cutting grass thereon, improving, fencing, and doing all acts necessary in the maintenance of the said property. The ad valorem taxes on this property have been paid by the affiant since at least 1999.

This Affidavit is given to persuade North American Title Insurance Company and USA Title of Alabama, Inc. to issue a lenders policy of title insurance on said property. We hereby agree to indemnify and hold harmless said company should any matter stated herein be proved false or misleading.

James A. Yearty Jr.
Affiant-James A. Yearty, Jr.

Terri S. Yearty
Affiant-Terri S. Yearty

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **James A. Yearty, Jr. and Terri S. Yearty,** whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of March 2019.

Julie Crosier
Notary Public
My Commission Expires: Jan 18 2022

JULIE CROSIER
NOTARY PUBLIC
ALABAMA STATE AT LARGE